

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 00-12 -- BENCOR ADDITION

APPLICANT: Bencor Properties, LLC, 90 S. Cascade Ave., Suite 330, Colorado Springs, CO 80903

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of 13th Street and Woodlawn

SITE SIZE: 2.03 Acres

NUMBER OF LOTS

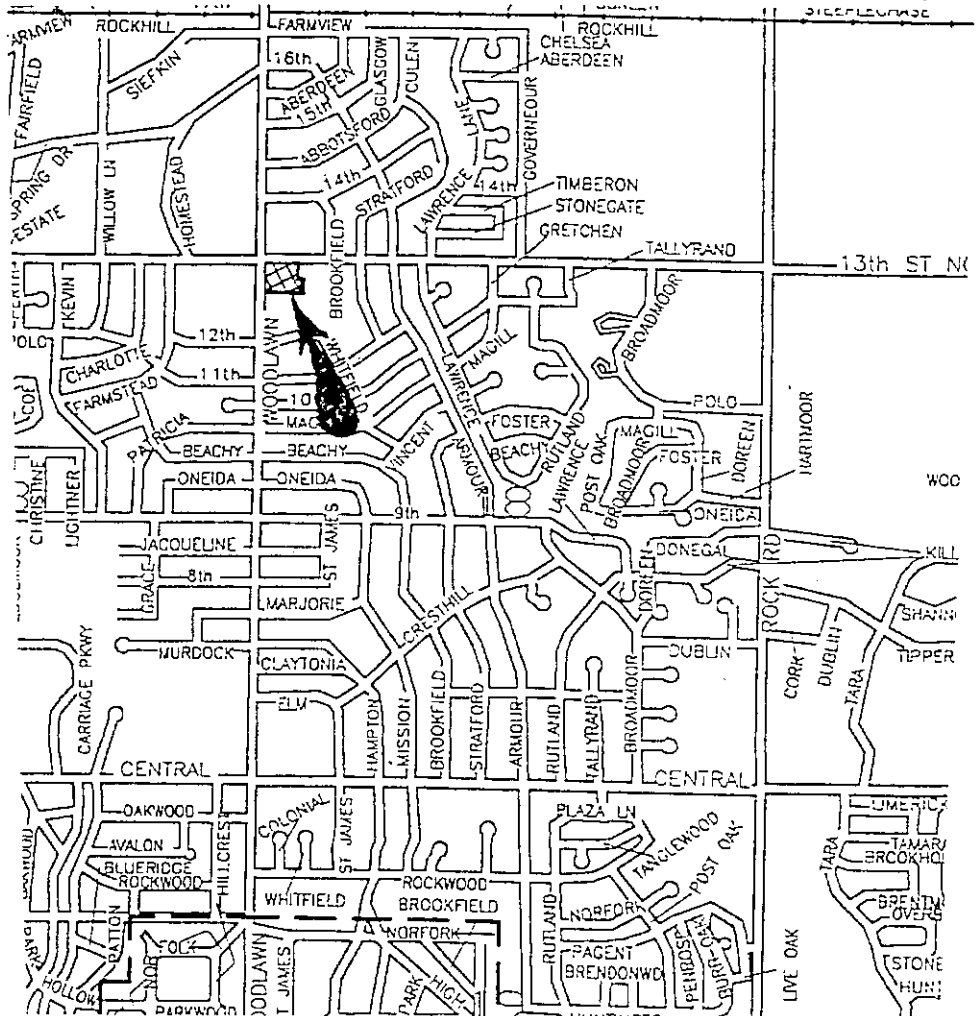
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.03 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of Highland Square Addition and Pine Valley Estates Addition.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve the site. City Engineering needs to comment on the need for any guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage concept.
- D. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along each perimeter street. The dedication of access controls shall be referenced in the plat's text.
- E. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. Traffic Engineering should comment on the need for additional right-of-way. In lieu of the standard 75-ft half street right-of-way, the applicant has dedicated an additional 10 foot of right-of-way in conjunction with a "corner clip".
- H. Traffic Engineering needs to indicate the need for improvements to perimeter streets.
- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements (specifically, but not limited to, the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

- N. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require a NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

262-0149

RUSS

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
MAR 3 0 1981

Notary Public for Commissioners
MAR 3 1981

NO. 5 29112
BETTE P. McCART
COMPTROLLER OF DEEDS

*See Notary
Receipt*

DRAINAGE EASEMENT

THIS EASEMENT is made this 19th day of January, 1981,
by and between CATHOLIC DIOCESE OF WICHITA, a nonprofit corpora-
tion, of the first part, and THE CITY OF WICHITA, of the second
part.

WITNESSETH: That the said first party, in consideration
of the sum of Two thousand three hundred seventy-five
no/100 (\$2375.00) and other valuable consideration,
the receipt of which is hereby acknowledged, does hereby grant and
convey unto the said second party a perpetual right-of-way and
easement for the purpose of constructing, maintaining, and repair-
ing a drainage system over, along, and under the following
described real estate situated in Sedgwick County, Kansas, to-wit:

The West ten (10) feet of the North four hundred
seventy-five (475) feet of Lot 9, Block 3, 4th
Addition to Pine Valley Estates.

And said second party is hereby granted the right to
enter said premises at any time for the purpose of constructing,
operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF, the said first party has signed
these presents the day and year first written.

CATHOLIC DIOCESE OF WICHITA

By David M. Maloney
David M. Maloney, President

State of Kansas, County of Sedgwick, ss:

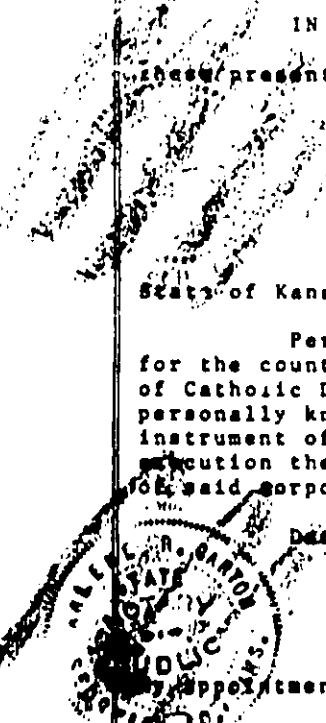
Personally appeared before me, a notary public in and
for the county and state aforesaid, David M. Maloney, President
of Catholic Diocese of Wichita, a nonprofit corporation, to me
personally known to be the same person who executed the foregoing
instrument of writing, and said person duly acknowledged the
execution thereof for and on behalf of and as the act and deed
of said corporation.

Dated at Wichita, Kansas, this 19 day of January, 1981.

Arlene R. Garton
Notary Public
ARLENE R. GARTON

My appointment expires:

City Clerk



100

STAFF REPORT
(Final Plat, Preliminary Plat Approved 2/3/00)

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SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of 13th and Woodlawn

SITE SIZE: 2.03 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

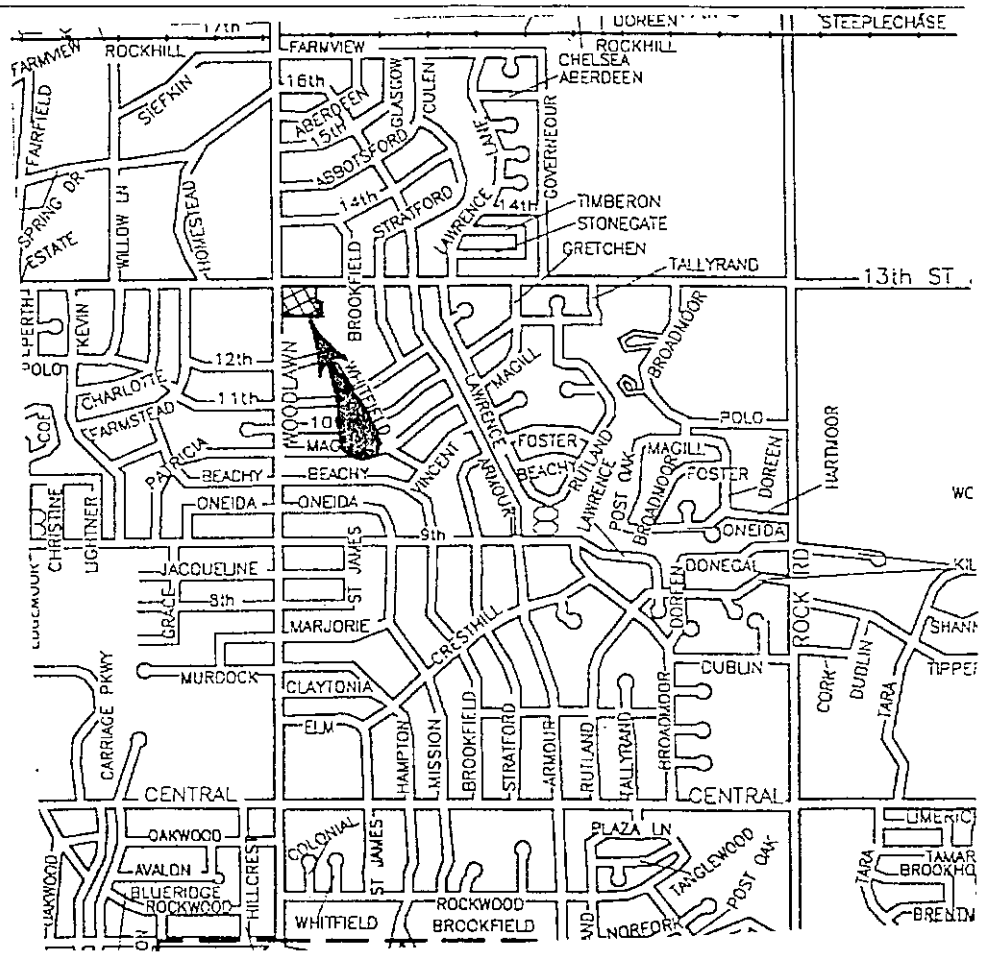
MINIMUM LOT AREA: 2.03 Acres

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

*Drainage improvement
at time of site development.*

VICINITY MAP



Note: This is a replat of a portion of Highland Square Addition and Pine Valley Estates Addition.
This final plat involves an additional commercial lot (Lot 2).

STAFF COMMENTS:

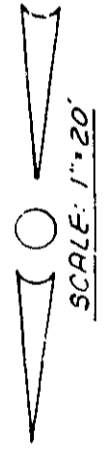
- A. Existing municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The alley adjoining Lot 2 shall be denoted on the final plat tracing.
- E. The plat proposes one access opening along each perimeter street. The Applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- G. Traffic Engineering should comment on the need for additional right-of-way. In lieu of the standard 75-ft half street right-of-way, the Applicant has dedicated an additional 10 foot of right-of-way in conjunction with a "corner clip". The Applicant shall dedicate a 15-ft contingent right-of-way.

The final plat has included this requested dedication of right-of-way.

- H. The private drive shall be established by separate instrument.
- I. Traffic Engineering needs to indicate the need for improvements to perimeter streets. No improvements are required.
- J. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
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- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

BM 159.60 City Sid SE Cor. 13th f Woodlawn 40.5, 42.5' E of E 30th

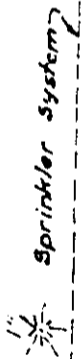


to Pine Valley Estates

Planted trees
SAVED. Any
removed in kind

Drainage Easement Line

Replace chain link fence.



CAUTION: 2" Water Service Lines

Sta. 14+55 Constr. Type A 4' dia.
Manhole, Top 192.8±

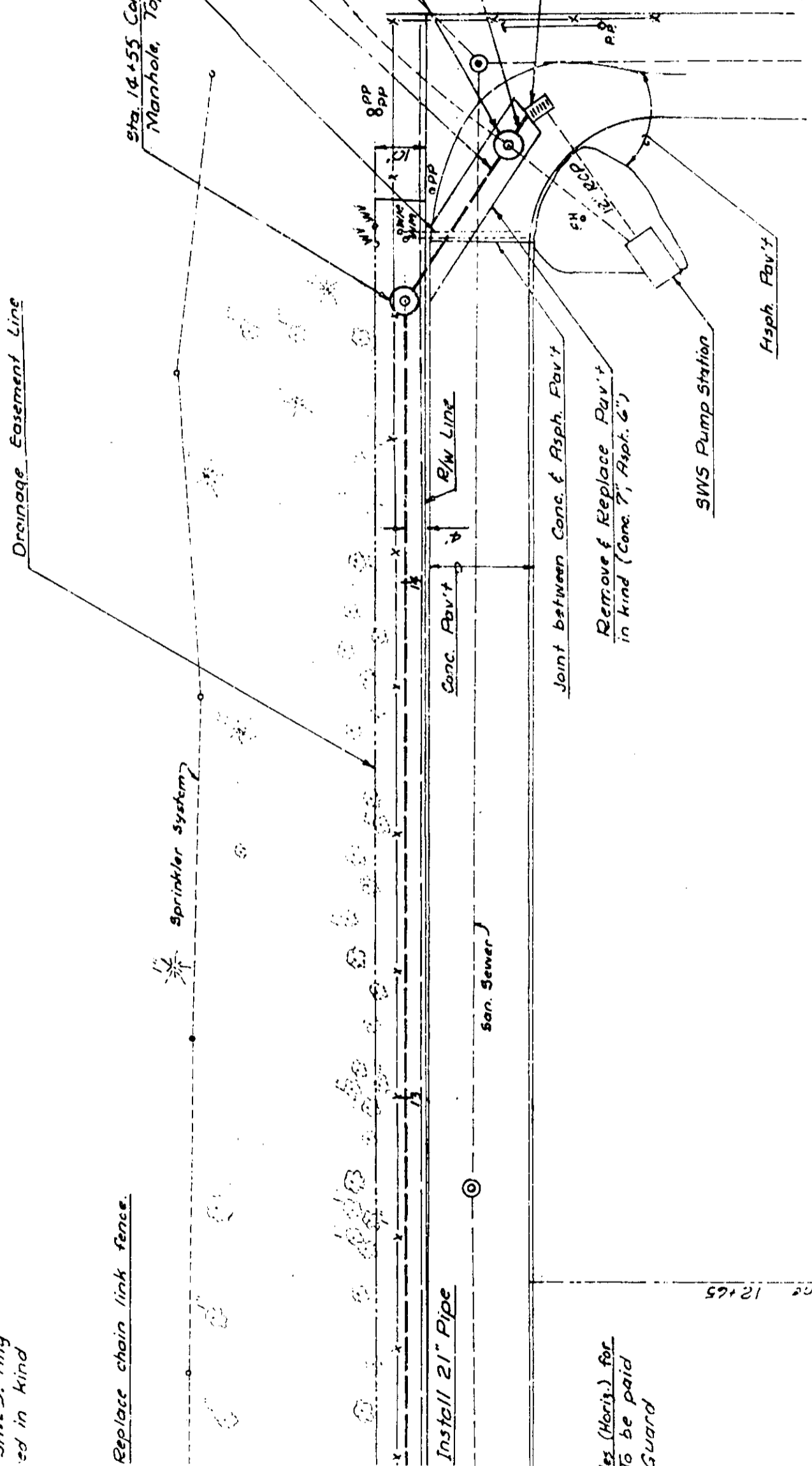
Install 21" Pipe

6" PVC Force Main

Sta. 14+91± Constr. Type B 4' dia. Manhole
to intercept 6" PVC Force Main. Plug PVC
SE of MH. Cost included with Manhole bid.

Install 21" Pipe

Sta. 15+00 Existing Inlet to remain.
See note below



128	DR. S.O.R.	91.94	1.70
		65.1185	
		H _f = 2.04	
		H _m = 0.28	

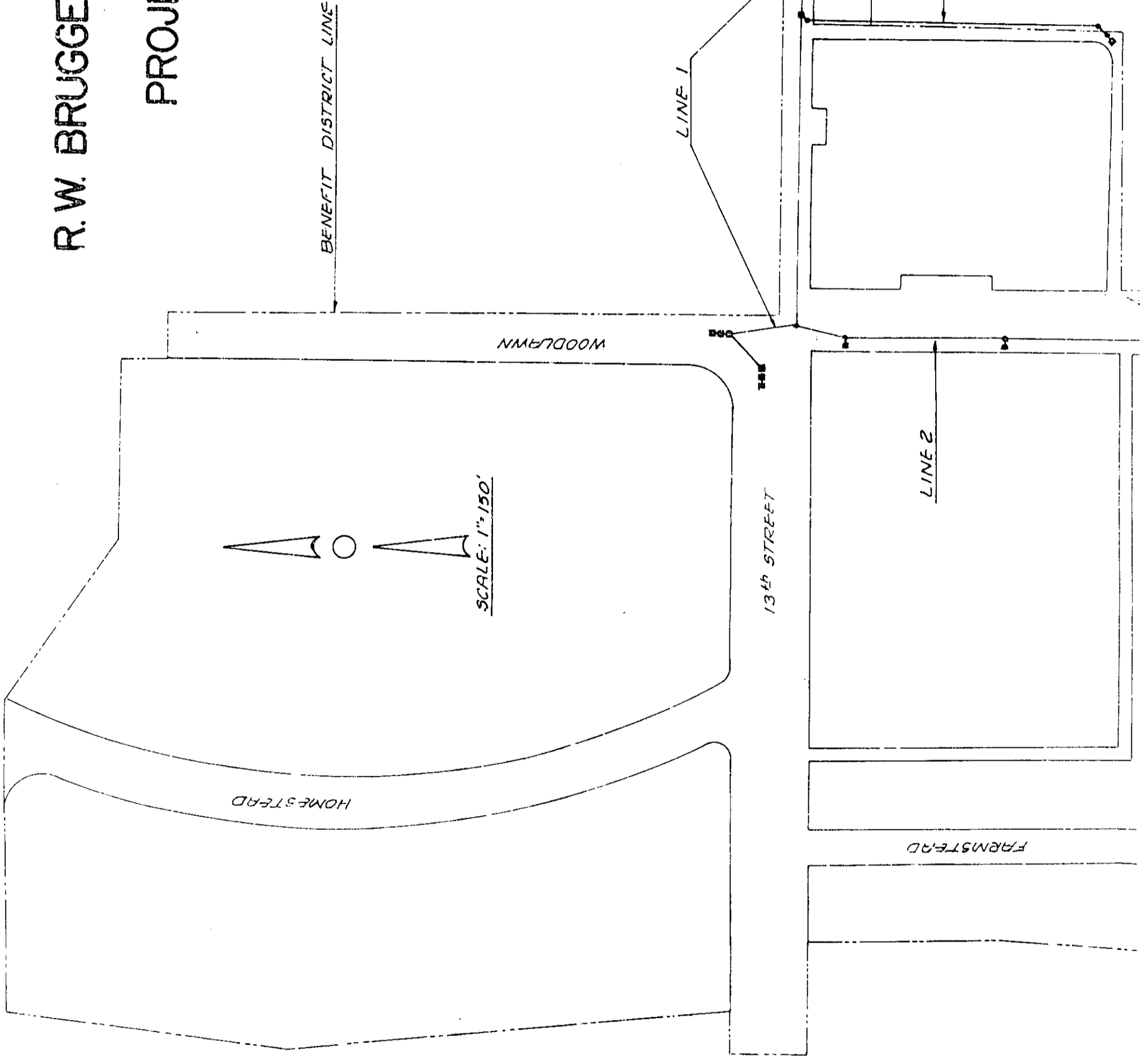
LINE 3

Lot 5

R. W. BRUGGEMAN, DIRECTOR OF ENGINEERING

PROJECT NO. 468-76-245-80816-00

DATE: _____



- 1. REFER TO THE SPECIFICATIONS FOR THE EXISTING UTILITY LINES AND THE OPTION TO INTERFERE WITH OR REMOVE THE SAME.
- 2. CONTROL, GAS AND WATER MAINS TO GENERAL CITY.
- 3. FOR IN THE EVENT OF A CHANGE OF LOCATION OF ANY UTILITY LINE.
- 4. TO BE REPLACED BY THE CITY.
- 5. TO BE REPLACED BY THE CITY.
- 6. TO BE REPLACED BY THE CITY.
- 7. TO BE REPLACED BY THE CITY.
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- 18. TO BE REPLACED BY THE CITY.
- 19. TO BE REPLACED BY THE CITY.
- 20. TO BE REPLACED BY THE CITY.